

071.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

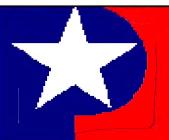
846,500 / 846,500

USE VALUE:

846,500 / 846,500

ASSESSED:

846,500 / 846,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
30		BEVERLY RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	24 EPPING STREET LLC	
Owner 2:		
Owner 3:		
Street 1:	41 KATIE WAY	
Street 2:		
Twn/City:	TEWKSURY	
St/Prov:	MA	Cntry:
Postal:	01876	Type:

## PREVIOUS OWNER

Owner 1:	HAMILTON ANNE E -
Owner 2:	-
Street 1:	30 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

## NARRATIVE DESCRIPTION

This parcel contains 7,838 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Brick/Veneer Exterior and 2365 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7838	Sq. Ft.	Site			0	70.	0.84	4									458,597						458,600	

Total AC/HA: 0.17994

Total SF/SM: 7838

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 458,597

Spl Credit

Total: 458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

User Acct	45025
GIS Ref	
GIS Ref	
Insp Date	
10/22/18	
USER DEFINED	
Prior Id # 1:	45025
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	20:50:14
LAST REV	
Date	Time
08/10/20	10:09:52
danam	
6020	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch		Full Bath	Rating:	OF=BMT SINK.																	
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 2	Rating: Average																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 8 - Brick Veneer		A HBth:	Rating:																		
Sec Wall: 16 - Stone Venee 5%		OthrFix: 1	Rating: Good																		
Roof Struct: 2 - Hip		Kits: 1	Rating: Good	RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl		A Kits: 1	Rating: Fair	1st Res Grid Desc: Line 1 # Units: 1																	
Color: WHITE		Fppl: 1	Rating: Good																		
View / Desir:		WSFlue:	Rating:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>																	
Grade: B- - Good (-)																					
Year Blt: 1955		Eff Yr Blt:																			
Alt LUC:		Alt %:																			
Jurisdct:		Fact: .																			
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: GD - Good 18. %						Exterior:		No Unit		RMS		BRS							
Prim Int Wall: 1 - Drywall		Functional: %						Interior:		1		6		FL							
Sec Int Wall:		Economic: %						Additions:													
Partition: T - Typical		Special: %						Kitchen:													
Prim Floors: 3 - Hardwood		Override: %						Baths:													
Sec Floors:		Total: 18.6 %						Plumbing:													
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 95.00		CALC SUMMARY				Electric:													
Subfloor:		Size Adj.: 1.35000002		COMPARABLE SALES				Heating:													
Bsmnt Gar:		Const Adj.: 1.04019594						General:													
Electric: 3 - Typical		Adj \$ / SQ: 133.405						Totals													
Insulation: 2 - Typical		Other Features: 101030						1		6		3									
Int vs Ext: S		Grade Factor: 1.21						12		19		2 5									
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000						12		19		2 5									
Heat Type: 3 - Forced H/W		NBHD Mod:						12		19		2 5									
# Heat Sys: 1	% Heated: 100	% AC: 100	LUC Factor: 1.00					12		19		2 5									
Solar HW: NO	Central Vac: NO	Adj Total: 476479	Juris. Factor: %					12		19		2 5									
% Com Wall	% Sprinkled:	Depreciation: 88625	Before Depr: 161.42					12		19		2 5									
		Depreciated Total: 387854	Special Features: 0					12		19		2 5									
			Final Total: 387900					12		19		2 5									
			Val/Su Net: 113.79					12		19		2 5									
			Val/Su SzAd: 262.45					12		19		2 5									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 071.0-0001-0008.0								<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							